

**City of Eau Claire
Plan Commission Minutes
Meeting of June 6, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Petrie, Genskow, Johnathan

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1577-16) – Code Amendment, Public Utility Tower**

Mr. Tufte presented a request to amend the Zoning Code, Conditional Use chapter and special provisions pertaining to Public Utility Tower (Cell Tower). He noted there has been recent changes in state law which preempt local authority pertaining to the regulating of cell towers. This amendment adjusts the city zoning code to be consistent with the changes in state law.

No one was present to speak during the public hearing.

Mr. Brenholt moved to recommend approval. Mr. Pederson seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-1609) – Projecting Sign, Brothers Tavern**
SITE PLAN (SP-1625) – Sign Plan

Mr. Tufte presented a request to approve a conditional use permit and sign plan for a projecting sign that would exceed the height standards in the sign code and that would be illuminated with neon lighting for Brothers Tavern located at 324 Water Street. The building contains the bar on the ground floor with apartments on the second floor. The sign will be 2' x 10' (20 square feet) in size and extend out 30 inches from the building. The sign code does allow the height of the sign in relation to the second-story windowsill provided that it is within the building's scale, design or height. Staff feels the height of the sign is compatible with the scale and design of the building.

The applicant was not present and no one spoke during the public hearing.

Mr. Granlund moved to approve the conditional use and sign plan. Ms. Mitchell seconded and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1610) – Office activities, Sky Park**
SITE PLAN (SP-1620) – Office building

Mr. Tufte presented a request to approve a conditional use permit to allow an office use in Sky Park and to approve the site plan for the project location at 1360 International Drive. The request is for office activities for Advanced Engineering Concepts and Real Land Surveying, both which have limited customer traffic going to their facility. This is a compatible use to other businesses in the industrial park. The site plan shows a 3,312 square foot building with 16 parking stalls.

Staff did meet with the Sky Park property owners to review the site plan and building elevations. They did not express a concern with the building design and noted the covenants allowed the Commission to determine the appropriateness of the design. They did note the covenants required the buildings to be protected with automatic sprinklers.

Applicant, Sean Bohan, 1005 Elm Avenue, Menomonie, spoke in support and noted he would amend the site plan to include the conditions within the staff report. He thought that the automatic sprinkler was something that should be revised within the Sky Park covenants.

Mr. Seymour moved to approve of the site plan subject to the conditions of the staff report. Mr. Larsen seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-1611) – Two 6-bedroom Rooming Houses**
CONDITIONAL USE PERMIT (CZ-1612) – Two 6-bedroom Rooming Houses
SITE PLAN (SP-1621) – Two 4-plexes

Mr. Tufte presented a request to approve two conditional use permits for two 4-plexes to include two 6-bedroom rooming houses each for property on the northwest corner of Third Avenue and Chippewa Street and to approve the site plan for the project. The site plan notes each building with four units and 16 total bedrooms. The floor plans show each unit having a main floor entry from the front of the building. The main floor units have a kitchen, laundry room, living room, dining and bathroom with two bedrooms on the main floor and connected by stairway to a basement with 4 bedrooms, 2 bathrooms and a family room. The two second floor units are 2-bedroom apartments. The site plan shows a 24-stall parking area to the rear of both buildings with direct access of the alley. The site plan was reviewed by the Historic Randall Park Neighborhood Association and has provided a letter prior to the meeting.

Melissa Huggins, with Urban Assets, representing the applicant, spoke in support of the project. She stated this project is similar to the 200 block of Chippewa and each lot having 50 percent of green space.

Ken Ziehr, 223 Hudson Street, representing the Historic Randall Neighborhood Association; spoke in opposition of the project because of the overall height and mass of the building. In addition, asked why the request of more rooming houses within the neighborhood and a potential parking problem with this development.

Mark Gideonsen, 520 Second Avenue, noted the concerns with parking issues and the number of people living within the structures. He questioned why the structure could not be different architectural and design than the other new 4-plexes.

Caroline Irgens, 411 Hudson Street, noted the concerns about the lack of diversity with the new buildings and all the redevelopment within the neighborhood are all 4-unit structures.

Ms. Mitchell moved to approve the site plan subject to the condition of the staff report. Ms. Ebert seconded.

Ms. Mitchell noted the parking issues within the university area and Randall Park neighborhood. She stated the reduction for transit and bicycle parking is a “may” within the ordinance. She would be in favor of the 10 percent reduction for transit but not for bicycle parking.

Mr. Larsen agrees to the parking situation and the concerns of the neighborhood, the history of the properties but some redevelopment needs to occur within the area. The increased density needs to be closer to the University and Water Street.

Ms. Mitchell moved to amend the motion to approve the site plan to the conditions in the staff report but that a revised site plan be provided without the 10 percent bicycle reduction. Ms. Ebert seconded and the motion carried. The original motion as amended was then approved.

5. **CERTIFIED SURVEY MAP (CSM-4-16) – Holm Avenue**

Mr. Tufte presented a request for a variance in subdivision code standards to allow a non-conforming lot to be reduced in size for property located at 515 and 517 Holm Avenue. The property currently has two existing non-conforming lots due to lot width. The existing lot line between the properties runs through the detached garage. The proposal is to move the lot line four feet to the south to provide the required two-foot setback from this lot line. In moving of the lot line, this will maintain the required eight-foot setback from the home to the south. This correction actually provides required setbacks for both properties and matches what is built on the lot.

Applicant, Richard Long, owner of the properties, stated his grandparents did not know where the property line was and a survey showed that the garage was over the property line.

Mr. Pederson moved to recommend approval of the CSM variance. Seconded by Ms. Ebert and the motion carried.

6. **ACQUISITION – 2525 11th Street**

Mr. Johnathan presented a request to approve a site approval of a single-family home located at 2525 11th Street. This property will be purchased using the Housing Authority’s Homeownership Program funds and will be sold to an income-eligible household. This property had an original listing price of \$79,000. The Housing Authority will purchase the property for \$82,000.

No one spoke on this agenda item.

Ms. Mitchell moved to approve the site approval. Mr. Granlund seconded and the motion carried.

7. **SITE PLAN (SP-1619) – Mini-storage, 2624 S. Hastings Way**

Mr. Tufte presented a request to approve a site plan for a 40’ x 115’ mini-storage facility. The Commission postponed this agenda item at the previous meeting. The revised site plan shows the paving areas reduced to be in compliance with the ordinance and the landscape area increase to include both trees and shrubs.

Applicant, Jason Griepentrog was in attendance.

Mr. Brenholt moved to approve the site plan subject to the conditions of the staff report. Mr. Larsen seconded and the motion carried.

8. **SITE PLAN (SP-1623) – Local Lounge, Clairemont Avenue**

Mr. Tufte presented a request to approve a site plan for the Local Lounge facility located at 2106 N. Clairemont Avenue. The new facility will be a restaurant, with meeting spaces, offices and conference rooms. There will be gardens, a new pavilion and a temporary stage in the back of the building for weddings, anniversary parties and other events. The parking requirement for the building is 55 stalls with a total of 78 parking stalls on site. The additional parking demand may occur at the site with events using the gardens and pavilion. The overflow parking agreement is for a site across Clairemont Avenue for 100 parking spaces on a gravel lot which houses Rhom Construction.

Applicant, Angi Goodwin with Ayres Associates noted during normal business hours the on-site parking should be enough and stated the walls will be removed on the pavilion.

Nick White, 2252 Frank Street, owner of the Local Lounge, spoke in the support of the project. He thought the maximum attendance for an event would be around 300 for the pavilion structure.

Marcia Brandner, 629 Menomonie Street, had some concerns with the noise at this location.

Mr. Pederson moved to approve the site plan subject to the conditions of the staff report. Ms. Ebert seconded.

The Commission members held a discussion about the project, the parking concerns, how the pavilion will be operated and concerns with the structure.

Mr. Pederson moved to amend his motion to approve the site plan subject to the conditions of the staff report, without the pavilion. Ms. Ebert seconded. The original motion as amended was then approved.

9. **DISCUSSION/DIRECTION**

A. Sky Park Protective Covenants and Zoning Amendments

Mr. Tufte noted staff received a letter from the applicants for the new office building, which was an earlier agenda item to amend the Sky Park Covenants regarding the automatic sprinkler. The covenants were recorded in 1984, before the fire code was changed and updated in 2002. The requirement for such system is cost prohibitive for a building size, and noted that any office building over 9,000 square foot would require a sprinkler system. The Commission directed staff to set up public hearings for this request.

B. Parking Requirements

Mr. Tufte discussed the draft amendment to the parking standards of the Zoning Code which was reviewed on May 2nd meeting. The Commission requested parking calculations of the impact of past development. He noted that with one-bedroom development, such as the Keystone Crossing, is actually over-parked but with 2 or 3 bedrooms such as the Confluence Mixed-Use or Water Street Mixed-Use is under-parked. The Commission members held a discussion about the changes to the parking ordinances and requested staff to set up public hearings for a later date with one parking space per bedroom and a 10 percent reduction for transit. In the Central Business District (CBD) zoning, the Commission may allow 5 percent reduction for bicycle parking.

C. Code Compliance Items

None.

D. Future Agenda Items

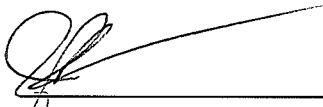
None.

E. Additions or Corrections to Minutes

None.

10. **MINUTES**

The minutes of the meeting of May 16, 2016 were approved.



Jamie Radabaugh, Secretary